



City of Hamilton

223 South Second Street

Hamilton, MT 59840

May 16, 2008

File#: 2008-1017

Subject: Zone Request #28-03
C.L. Reitenour
Rezone Main Street

RECEIVED

MAY 19 2008

Ravalli County Commissioners

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Dear Neighboring Property Owner:

You are located within 300 feet of the property in question, and so are being notified directly. This same notice is appearing in the Ravalli republic newspaper in Hamilton.

NOTICE IS HEREBY GIVEN that the City Council of the City of Hamilton will hold a public hearing at 7:00 p.m. on June 3, 2008 in the City Council Chambers, City Hall, 223 S. 2nd Street, Hamilton for the purpose of taking public comment regarding Zone Request No. 28-03 submitted by C.L. Reitenour.

The property in question is commonly known as the 500, 600, 700 and 800 blocks of W. Main Street and legally described as: Block 1 Lots 9-10, Block 22 Lots 6-17, Block 23 Lots 6-17, Block 24 Lots 6-17, Block 33 Lots 1-9, Block 34 Lots 1-12, Block 35 Lots 1-10, Original Townsite of Hamilton, Ravalli County, Montana according to the recorded plat thereof. The request is to rezone property B, Transitional Neighborhood Business District.

If you have any questions regarding the proposed action, please contact the City Clerk at 406-363-2101 x30 or at the address below. If you wish to present any comments concerning this subject please attend the named meeting at City Hall or send your written and signed comments to:

City Clerk
City of Hamilton
223 S. 2nd Street
Hamilton, MT 59840

Sincerely,

Rose M. Allen
City Clerk

Chapter 17.64

TRANSITIONAL NEIGHBORHOOD BUSINESS DISTRICT (B)

Sections:

- 17.64.010 Intent.
- 17.64.020 Uses allowed.
- 17.64.030 Uses not allowed.
- 17.64.040 Conditional uses and conditional use structures.
- 17.64.050 Minimum area regulations.
- 17.64.060 Maximum height regulations.
- 17.64.070 Other regulations.

17.64.010 Intent.

The transitional neighborhood business district (B) establishes zoning for neighborhood and service businesses designed to service the immediate neighborhood. (Ord. 225 (part), 2003)

17.64.020 Uses allowed.

- A. Retail stores and shops which meet the intent of the district.
- B. Convenience stores, not to include sale of propane or motor vehicle fuels.
- C. Personal service facilities.
- D. Hardware stores.
- E. Repair services, except automotive and small engine repair.
- F. Eating establishments, except drive-thru's.
- G. Professional and business offices.
- H. Arts and crafts studios.
- I. Any uses in RS, RM and RH districts provided that the off-street parking requirements for residential uses can be met. (Ord. 225 (part), 2003)

17.64.030 Uses not allowed.

- A. Manufactured or mobile homes for any use.
- B. Industrial and manufacturing.
- C. Use, overnight parking or storage of recreational vehicles or camper trailers.
- D. All other uses not specifically set forth in Sections 17.64.020 and 17.64.040 of this chapter. (Ord. 225 (part), 2003)

17.64.040 Conditional uses and conditional use structures.

The following conditional uses and conditional use structures must comply with the height regulations of Section 17.64.060 and in Chapter 17.124 (variances and conditional use permits), prior to the building permit being issued:

- A. Dwellings, provided they are located above the ground floor or to the rear of the same building of the use allowed. (Ord. 225 (part), 2003)

17.64.050 Minimum area regulations.

- A. Minimum lot area: three thousand five hundred (3,500) square feet.
- B. Minimum frontage: twenty-five (25) feet.
- C. Minimum yards:
 - 1. Front yard: twenty-five (25) feet measured from the front property line.
 - 2. Rear yard: none established.
 - 3. Side yards: none established.
 - 4. Corner lots: twenty (20) feet for the side yard facing the secondary street.
- D. Maximum lot coverage: fifty (50) percent. (Ord. 225 (part), 2003)

17.64.060

17.64.060 Maximum height regulations.

Maximum height shall be three stories or forty-five (45) feet, whichever is less. (Ord. 225 (part), 2003)

17.64.070 Other regulations.

A. All commercial operations and storage of materials in the B district shall be contained within an enclosed building.

B. Utility service lines shall be installed below ground. (Ord. 225 (part), 2003)